



# Regional Brownfields Assessment Pilot

## *Port of Bellingham, WA*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

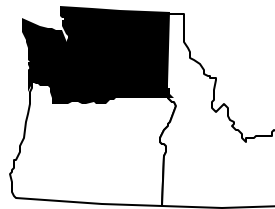
### OVERVIEW

EPA Region 10 selected the Port of Bellingham for a Regional Brownfields Pilot. The Port is located in the City of Bellingham which is a small, coastal community (population 58,000) midway between Seattle and Vancouver. Concerns about environmental liability and potential cleanup costs for a number of contaminated sites in the City have discouraged business development in the area and resulted in ongoing environmental impacts and under-used land. The Port of Bellingham initiated the cleanup and redevelopment of one of these sites — a 50-acre waterfront area. The project site is owned by 12 separate public and private parties and lies adjacent to a Georgia-Pacific West wastewater treatment lagoon. The Pilot wants to approach the overall redevelopment of the project area with the goal of retaining Georgia Pacific's local pulp and paper mill and the mill's 900 associated jobs.

### OBJECTIVES

The Port will clean up and redevelop the 50-acre project area, including a large portion of the Roeder Avenue Landfill, a 20-acre site within the heart of the Central Waterfront Area. The proposed future land use for the area is a 200,000 square-foot

### PILOT SNAPSHOT



Port of Bellingham,  
Washington

Date of Award:  
September 1996

Amount: \$100,000

Site Profile: The Pilot targets 50 acres located in the core of Bellingham's historic commercial waterfront.

#### Contacts:

Fred Seeger  
Port of Bellingham  
(360) 676-2500

Lori Cohen  
U.S. EPA - Region 10  
(206) 553-6523  
cohen.lori@  
epamail.epa.gov

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storage warehouse which could be leased to Georgia Pacific's local pulp and paper mill.

## ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Compiled environmental and geotechnical data for the study area's site assessment;
- Analyzed State and local environmental requirements for the "Warehouse Project;" and
- Based on the site assessment, developed a conceptual design and calculated costs for a proposed environmental cap over a local landfill, and the associated leachate and methane gas control.

The Pilot is:

- Finalizing an interagency agreement to fund the environmental activities of the Port of Bellingham revitalization project; and
- Finalizing and beginning implementation of a public participation plan for the pilot.

## LEVERAGING OTHER ACTIVITIES

Experience with the Port of Bellingham Pilot has been a catalyst for related activities including the following.

- In May 1996, letters of intent between three cooperative partners—the Port, Georgia Pacific and the City of Bellingham—were executed committing the parties to an initial evaluation of the "Warehouse Project."
- The City will present a proposed regulatory approach to the Department of Ecology regarding the State's Model Toxics Control Act.
- Conducted an economic analysis of warehouse space availability in the area and calculated costs of building a new 200,000 square-foot warehouse.